



# ICONIC CORNER

1925 Lyndale Ave S | Minneapolis, MN 55403

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# PROPERTY OVERVIEW

PROPERTY ADDRESS	1925 Lyndale Ave S, Minneapolis MN 55403
PROPERTY TYPE	Former Restaurant
YEAR BUILT	1924 (Various Remodels)
SIZE	Approx. 11,730 SF (5,865 First Floor)
PRICE PSF	\$41.77
SITE AREA	± .17 Acres ( 11,730 SQFT)
TRAFFIC COUNTS	38,849 VPD Lyndale & Franklin





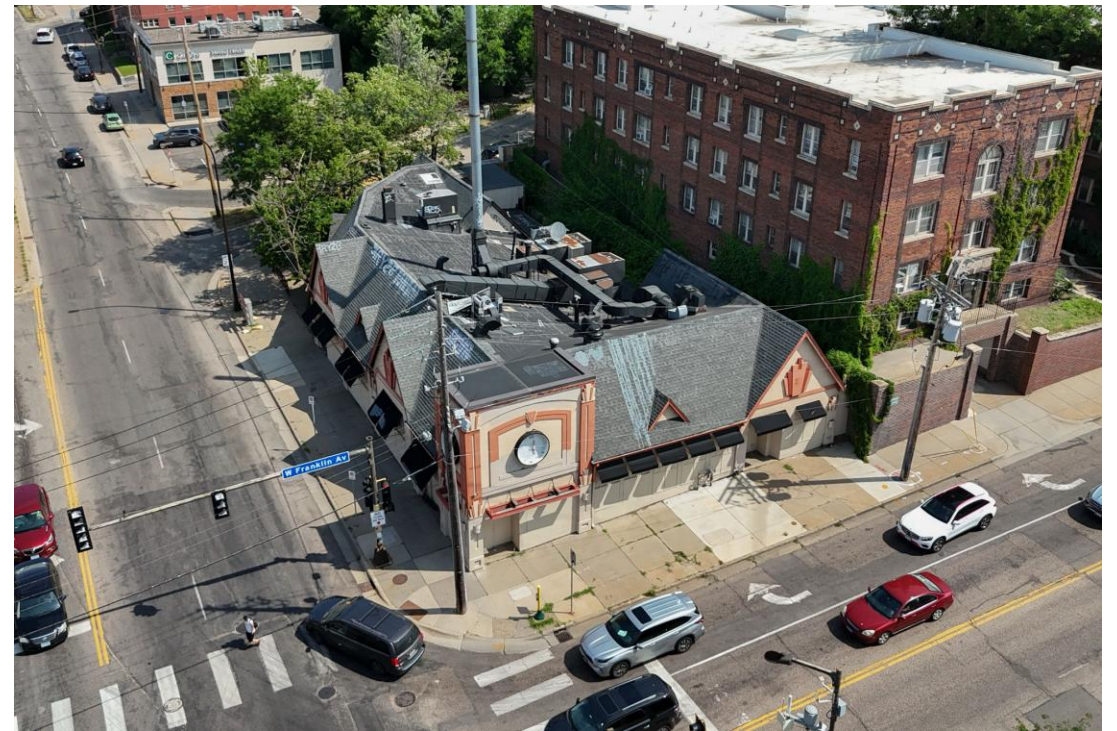
# INVESTMENT HIGHLIGHTS

- **Flexible zoning (C2 corridor district):** Ideal for a restaurant/bar, but also suited for medical, dental, or retail conversions
- **Prime demographics & development momentum:** Nestled in the vibrant Lyn-Lake/Whittier neighborhoods—known for their eclectic dining scenes, and arts venues



# Unique Value Proposition

- **Good restaurant bones**—high ceilings, prep zones, and built-in bar—Needs Heavy Remodel
- **Corner-lot exposure** on one of Minneapolis's busiest thoroughfares, with traffic counts at nearly 39K VPD
- **Community buzz:** The previous Rudolph's BBQ was a beloved Twin Cities staple for over 40 years; new owners are now revitalizing the building and welcoming tenants ready to amplify this legacy



# MORE HIGHLIGHTS

- Located at the signalized intersection of Lyndale Ave S & Franklin Ave
- Incredible visibility and access – perfect for restaurant, bar, retail, or medical/dental office
- Formerly home to Rudolph's BBQ, a beloved Minneapolis landmark for over 40 years
- Distinctive architecture with high ceilings and charming façade
- Features existing kitchen infrastructure
- Surrounded by high-density residential and strong commercial mix
- Easy access to I-94 and downtown Minneapolis (less than 1 mile)

# DISCLOSURE

- **AFFILIATED BUSINESSES**
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- While we have obtained this information from reliable sources, it is our recommendation that you complete a thorough due diligence investigation and verification of facts. This includes but is not limited to: sq ft, age, structure, mechanical, Federal, State and local compliance, condition, and lease terms

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner



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# Schedule a tour

- Please reach out for Tour
- Buyers and Brokers are welcome and encouraged to tour the property prior to submitting offers.

Contact:

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[www.KirkKenneally.com](http://www.KirkKenneally.com)

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